

✓ Appropriate Corner Lots



✓ Architectural character, materials and details continue from front to side, appropriately addressing both streets.



✓ The landscape and architectural detailing are consistent on both street sides of this home.



✓ The fence creates a nice street edge and allows for a private courtyard.



✓ Trellis and vertical landscape features are an inexpensive way to dress up a blank wall facing a street.



✓ Taller hedges or evergreen trees are an effective means of creating yard privacy and accenting a building's facade.



✓ Corner lots have two "front" facades. A lot side that has frontage on a secondary street or communal open space will have front setbacks even if the "front" (formal entrance) of the home faces another street. The Cherry Hill Village Site Plan should be consulted for the setback distances along each street.

YES Corner Lots

Corner lots are considered special condition lots and must be thought of as having two "fronts". The Cherry Hill Village Site Plan should be consulted for the setback distances along each street. Side yard setbacks only apply to lot lines that are adjacent to another lot. A lot side that has frontage on a secondary street or communal open space will have front setbacks even if the "front" (formal entrance) of the home faces another street. Garages that open toward a secondary street will still be recessed 7' behind the front face of the main body of the building and have 2' of overhang or pergola for shading and to scale down the garage mass.

Any elevation that faces a street or communal space is considered a front façade. Corner façades must not have large expanses of blank wall without porches, chimneys, or landscape elements to break them up. Careful consideration must be taken in the placement of windows and other facade elements. Windows should align over one another, wherever possible. The same window grid pattern, trim, and shutters shall be used on both of the front facades. Brick and stone must return to a logical stopping point, such as a building offset or change in roof above and shall not be permitted to transition at the corner of the building. Any scaling back of cornice or window trim should only occur on the rear and non-street side of the home. Wrap-around porches, side porches, decorative or carriage-type garage doors, and special driveway pavement are highly encouraged on corner lots.

Landscape can be very useful in properly addressing a corner condition and can be used in lieu of more expensive architectural solutions. Privacy screening can enclose more of the yard, which cuts down on the amount of façade exposure. Blank walls can be dressed up with tall evergreen plantings, trellises or pergolas. In most cases the courtyard of homes on corner lots faces toward the side street, there needs to be adequate privacy screening. This can come in a number of different forms including semi-private fences, hedging, and garden walls. Larger landscape allowances for corner lots should always be budgeted to accommodate the additional landscape for the secondary street side and privacy requirements for these special condition lots.

✗ Inappropriate Corner Lots



✗ This corner home has an irregular form, massive expanses of blank wall and inappropriate detailing to address the secondary street facade.



✗ While this corner lot has aligned windows and nice fencing, the brick does not return to a logical stopping point and the direct vent fireplace is not screened.



✗ The side of this home facing open space is inappropriately addressed with large amounts of blank wall, an unscreened direct vent fireplace and a visible satellite dish.



✗ This home has too much blank wall exposed to the side street. Blank wall areas can be treated with taller landscape or trellis in lieu of more expensive architectural elements.

NO

Phase I Street Trees

Street Name	Bounded By	Species	Common Name
Independence	at the Town Square	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Colonial	Liberty & Patriot	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Constitution	Liberty & Hancock	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Constitution	Hancock & Monroe	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Constitution	Monroe & Burr	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Constitution	Burr & Jackson	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Hamilton	Constitution & Monroe	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Burr	Constitution & Lincoln	<i>Quercus Rubra</i>	Red Oak
Filmore	Roosevelt & Monroe	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Filmore	Monroe & Hancock	<i>Quercus Rubra</i>	Red Oak
Filmore	Hancock & Roosevelt	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Hancock	Liberty & Patriot	<i>Quercus Rubra</i>	Red Oak
Hancock	Patriot & Filmore	<i>Quercus Rubra</i>	Red Oak
Hancock	Filmore & Roosevelt	<i>Quercus Rubra</i>	Red Oak
Hancock	Roosevelt & Buchanan	<i>Quercus Rubra</i>	Red Oak
Monroe	Hamilton & Constitution	<i>Quercus Rubra</i>	Red Oak
Monroe	Constitution & Filmore	<i>Quercus Rubra</i>	Red Oak
Monroe	Filmore & Roosevelt	<i>Quercus Rubra</i>	Red Oak
McKinley	Roosevelt	<i>Quercus Rubra</i>	Red Oak
Buchanan	Hancock & Jackson	<i>Quercus Rubra</i>	Red Oak
Buchanan	Jackson & Garfield	<i>Quercus Rubra</i>	Red Oak
Jackson	Buchanan & Taft	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Jackson	Taft	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Jackson	Taft & Denton Rd	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Garfield	Jackson & Taylor	<i>Quercus Rubra</i>	Red Oak
Garfield	Taylor & Buchanan	<i>Quercus Rubra</i>	Red Oak
Taylor	Jackson & Garfield	<i>Quercus Rubra</i>	Red Oak
Taft	Jackson	<i>Quercus Rubra</i>	Red Oak

Phase II Street Trees

Street Name	Bounded By	Species	Common Name
Colonial	Liberty & Patriot	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Patriot	Cherry Hill Rd & Harding	<i>Tilia Cordata</i> 'Greenspire'	Green Spire Linden
Patriot	Harding & Colonial	<i>Tilia Cordata</i> 'Greenspire'	Green Spire Linden
Patriot	Colonial & Hancock	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Roosevelt	Cherry Hill Rd & Harding	<i>Tilia Cordata</i> 'Greenspire'	Green Spire Linden
Roosevelt	Harding & Filmore	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Roosevelt	Filmore & Hancock	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Harding	Patriot & Roosevelt	<i>Quercus Rubra</i>	Red Oak
Harding	Roosevelt	<i>Quercus Rubra</i>	Red Oak

Phase III Street Trees

Street Name	Bounded By	Species	Common Name
Lincoln	Ridge Road & Monroe	<i>Tilia Cordata</i> 'Greenspire'	Green Spire Linden
Lincoln	Monroe & Burr	<i>Tilia Cordata</i> 'Greenspire'	Green Spire Linden
Lincoln	Burr & Constitution	<i>Tilia Cordata</i> 'Greenspire'	Green Spire Linden
Monroe		<i>Quercus Rubra</i>	Red Oak
Constitution	Jackson & Jefferson	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Jefferson	Constitution & Roosevelt	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Jackson	Roosevelt & Constitution	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Constitution	Jefferson & Grant	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Roosevelt	Jefferson & Grant	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Grant	Constitution & Roosevelt	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple

Phase IV Street Trees

Street Name	Bounded By	Species	Common Name
Grant	Jefferson & Coolidge	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple
Grant	Coolidge & Constitution	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Grant	Roosevelt & Harrison	<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
Buchanan	Jackson & Taft	<i>Quercus Rubra</i>	Red Oak
Jackson	Roosevelt & Buchanan	<i>Acer Rubrum</i> 'Red Sunset'	Red Sunset Maple

The list to the left indicates the Master Street Tree Plan for Cherry Hill Village. The street trees included in each lots landscape package should adhere to the species noted. Alley trees are not required to be consistent along stretches of the rear lanes, but must adhere to the landscape guidelines of the Pattern Book. Refer to Sheets 13 and 14 for more information on the street and alley tree requirements.

✓ Appropriate Commercial Alleys



✓ The use of alley trees and landscape islands help to define the edge of the commercial parking area and makes a pleasant transition to the residences along the alley edge.



✓ Dumpsters and recyclables can easily be hidden inside enclosures. The Township requires that all dumpsters be screened by an enclosure.



✓ This restaurant service area is incorporated into the body of the building in order to make it less visually apparent.



✓ The rear of commercial buildings should have sidewalks for access to street, lighting, and landscaping to soften the parking lot and service areas.



✓ Dumpsters should be located unobtrusively to the rear of a site and screened.



✓ The entrance to an alley should be kept at a minimum width and use landscaping and buildings to lessen the impact on the streetscape. Small pockets of angled or head-in parking spaces can be located discretely between building and landscape island to reduce the visual impact of parking.

YES Commercial Alleys

Location of Parking Lots

Off-street parking lots shall be small sized where possible and be accessed off the alley or a side street. Parking lots shall be interconnected with parking lots on adjacent properties by cross-access easements. Common, shared parking facilities are encouraged where possible.

Angled or head-in parking directly off the alley is permitted in clusters of five (5) parking spaces or less. The ends of these parking clusters must be landscaped and have one (1) alley tree per planted island along the alley.

Parking Lot Screening

The perimeter of all parking areas shall be visually screened through the use of walls, fences and/or landscaping, with an emphasis on any portions fronting a street. The screening of parking lots shall prevent direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise or exhaust fumes onto adjacent properties, especially when near residential uses. Parking areas exposed to a street shall be surrounded by a minimum four (4) foot high year-round screen, such as an evergreen hedge or wall. The height of the screen shall decrease where appropriate to meet clear sight triangle requirements.

Commercial Alley Landscaping

Parking lots and lanes shall be landscaped to provide shade and visual relief. This is achieved by protected planting islands or peninsulas within the parking areas or tightly-spaced landscaping on the perimeter. A minimum of one (1) deciduous shade tree shall be planted for every five (5) parking spaces. Residences along a commercial alley must have one (1) alley tree per single family residential unit and two (2) alley trees per attached housing building.

Service Areas

Where required, loading docks, solid waste facilities (dumpsters), recycling facilities and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations. Screening shall prevent direct views of such areas from the public right-of-way by using walls, fences and landscaping in order to minimize glare, noise and odors.

Mechanical and Other Building Features

All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other tele-communications receiving devices shall be screened from view from the ground level of the public right-of-way and from adjacent properties by using walls, fencing, roof elements, parapet walls, architectural enclosures, penthouse-type screening devices or landscaping.

✗ Inappropriate Commercial Alleys



✗ Dumpsters and other service items should not be visually prominent and are required to be screened.



✗ Vast parking lots are not permitted in Cherry Hill Village.



✗ Without landscape, there is a harsh transition between this parking area and the adjacent residences.



✗ This alley entrance is too exposed to the street and there needs to be more definition to the sidewalk edge.

NO

Additional Pattern Book Amendments

Finished Floor Height

Homes with a front facade located less than 7' from the street will need to maintain a finished floor height of 36" above grade for privacy purposes. All other homes are required to maintain a 24" finished floor to grade height. The height of the porch on any house shall not be less than 24" out of grade. Porches less than 30" out of grade do not require railings per the building code. A usable porch should not be less than 24" out of grade from the top of deck to the grade. A simple stoop should not be less than 18" high from top of deck to the finished grade.

Direct Vent Fireplaces

Direct vents will be permitted in Cherry Hill Village at the discretion of the DRC. Estate lots and special condition lots (including corner lots) will be permitted to have direct vents provided they have full-height chimneys and have some screening around the vent. Landscaping shall be required in visible locations and shall be integrated into the overall landscape plan for the lot. Shed projections must have vent shields that are painted to match the siding, shall only be one story in height and shall not be cantilevered. Only homes that can be demonstrated to the DRC that their vent projection is not visible from the street will be permitted to be cantilevered or to be exempted from the screening requirements.

Chimney Caps and Roof Vents

Because of warranty issues with the gas fireplaces, the chimney cap requirement will be waived for chimneys with spark arrestors serving gas fireplaces. For wood burning chimneys, the caps or chimney pots will still be required to shield spark arrestors.

Any roof vents for attic venting, plumbing, or fireplace flues should be located on the rear slope of the ridge. Roof vents will only be permitted on the front side of the ridge at the discretion of the DRC, if it can be demonstrated that venting can not be located on the rear side. These vents shall be black or painted to match the color of the shingles to blend in with the roof.

Shutters

When shutters are used they must be appropriate to the architectural design and style of the home. Shutters must be sized to match the window opening and will be mounted on hinges and held in place with hold backs or shutter dogs located along the bottom rail. Shutters do not have to be operable but must be mounted with furring strips or blocking to appear operable. 'False' decorative shutters mounted directly to the wall and shutters which do not match the height and 1/2 the width of the window opening are not acceptable. Shutters for double or grouped windows are not acceptable unless they are actually sized to match the total width of the opening.

Vinyl shutters are permitted on all Townhouse and Manor house buildings at Cherry Hill Village. Single family homes may be permitted to have vinyl shutters at the discretion of the DRC.

Exterior Trim

All entry and window trim, soffits, fascias, cornices and similar architectural trim elements will be constructed of painted wood or an alternate material approved by the DRC. No vinyl or aluminum will be allowed. The exterior trim may be scaled back on non-visible side and rear elevations provided there is a logical transition point.

Factory-installed brick moulding will not be permitted on siding homes around windows and doors. Wider casing, head trim or special moulding will be appropriately sized and detailed. Multiple windows should have a minimum of 4" mullion between the windows.

Cornice trim should adhere to the standards outlined on Sheet 9 of the Pattern Book. All buildings should have a frieze board of at least 6" on the main cornice. Single-family homes are also required to have a supporting moulding (such as a cove, bed mould or crown) at the transition from soffit to frieze. Multi-family buildings are not required to have the supporting moulding.

Driveway Setback Distance

Driveways shall not be located within 6" of a side or rear lot line, unless approved by the DRC.